

Rezoning Transportation Analysis
Petition Number: Insert Zoning Petition # 2021-030
General Location Identifier: Tax ID 04714119

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Revision Log:

Date	Description
03-25-2021	First Review (KP)

General Review Information

The petition is located adjacent to Research Drive, a City-maintained minor thoroughfare, near West WT Harris Boulevard, a State-maintained major thoroughfare. The petition is in the University Research Park Center outside Route 4. Applicable area plans include the University Research Park Area Plan.

Active Projects Near the Site:

- I-85 North Bridge
 - Construct new street across I-85 connecting JW Clay Blvd. to Research Dr.
 - Status: Utility Relocation
 - PM: Leslie Bing
 - <https://charlottenc.gov/Projects/Pages/I85NorthBridge.aspx>

CDOT's review of this rezoning petition is intended to provide consistency with council adopted policies, plans, standards and guidelines including, but not limited to, the [Transportation Action Plan \(TAP\)](#), [Vision Zero](#), [Urban Street Design Guidelines \(USDG\)](#), [Center, Corridor and Wedges](#), [Charlotte BIKES](#), [Traffic Impact Study Guidelines](#) and [Charlotte WALKS](#). With a commitment to design complete streets, this review is to ensure that the City's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users.

This document is primarily for communication to Planning Department staff as part of the overall City staff analysis of the rezoning petition and includes an overall summary of the case from a transportation perspective, information on trip generation, and resolved or outstanding site plan concerns. Additional advisory information about the driveway permit process is provided for information only.

Based on our review of the petition, we offer the following information for your consideration.

Transportation Summary

The site is located on Research Drive, a City-maintained minor thoroughfare, north of the intersection at W.T Harris Boulevard (State-maintained major thoroughfare). The existing trip generation is 650 vehicle trips per day and the proposed use has a trip generation of 525 trips per day, having a net reduction in trips. The existing vehicular network currently meets City standards, however, CDOT is coordinating with the petitioner to dedicate right-of-way for a future 12-foot shared-use path across the site's frontage to support the City of Charlotte's WALKS and BIKES policies and will be constructed as a part of the I-85 North Bridge Project. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to labeling and dimension the necessary infrastructure and right-of-way and adding some clarifying conditional notes. Further details are listed below.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Hotel	95 rooms	650	Tax Record

Rezoning Transportation Analysis

Petition Number: Insert Zoning Petition # 2021-030
General Location Identifier: Tax ID 04714119

Entitlement with Current Zoning	Hotel	95 rooms	650	RZ 1999-045
Proposed Zoning	Apartments	96 rooms	525	Site Plan: 01-14-21

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. Curblines:

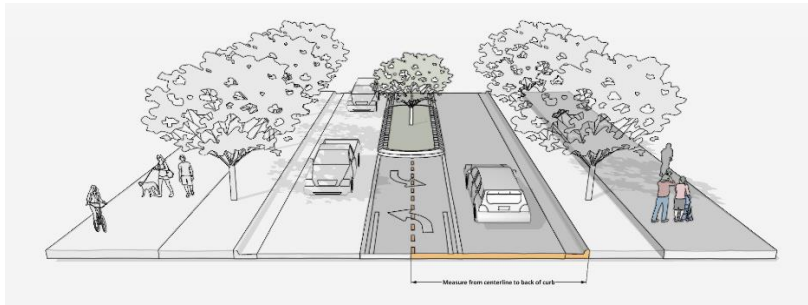
- a. **Research Drive:** Location of the existing curb and gutter is in the appropriate location.

Label and dimension the curb and gutter from the centerline on the site plan.

2. Traffic Study:

A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.

3. Revise site plan and conditional note(s) to commit to dedicate 41-feet of right-of-way, from centerline of Research Drive, to accommodate for a future 8-foot planting strip and 12-foot shared-use path to be constructed by others. Label and dimension the right-of-way from the road centerline.



4. Revise site plan to call-out the existing pedestrian refuge crossing across Research Drive to remain.



5. A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued is needed. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.

Rezoning Transportation Analysis
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General Location Identifier: Tax ID 04714119

6. A site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued is needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.

Advisory Information

The following are requirements of the developer that must be satisfied prior to driveway permit approval. These requirements shall be reflected on the rezoning plan, as appropriate.

1. CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte, per the City of Charlotte's Driveway Regulations.
2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles (and two 10' x 70' sight triangles on NCDOT-maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs shall not interfere with sight distance at the entrance(s) and shall be identified on the site plan.
3. The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and NCDOT on NCDOT-maintained streets) for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
4. All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
7. The petitioner needs to complete and submit the [Right of way Abandonment Petition form](#) to CDOT for review. The decision of this rezoning petition does not correlate with the decision of the possible abandonment, as this decision is issued within the separate Right of Way Abandonment process that is controlled by North Carolina General Statutes.
8. To attain a street and pedestrian lighting recommendation, the petitioner should coordinate with Anthony Mendez, CDOT. Please visit the following link:
<https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>